

**RULES AND REGULATIONS**  
**FOR OCEAN RIDGE**  
**AND**  
**OCEAN RIDGE PROPERTY OWNERS ASSOCIATION, INC.**

These are the Rules and Regulations for Ocean Ridge subdivision, located in Colleton County, South Carolina. The governing documents for Ocean Ridge are posted on the Association website and recorded in the Colleton County deed records. These documents include the Ocean Ridge Beautification Ordinance. By adopting these Rules and Regulations, the Board of Directors of the Association repeals the Beautification Ordinance, and these Rules and Regulations replace and supplant the Beautification Ordinance in its entirety, effective as of the date of such adoption. However, fines imposed, enforcement proceedings commenced, and all other actions of the Association and the Board taken under the Beautification Ordinance prior to the adoption of these Rules and Regulations remain valid and are not affected by the adoption of these Rules and Regulations. Terms spelled with initial capital letters in these Rules and Regulations shall have the meanings given to them in the Declaration of Covenants and Restrictions of Oristo Property Owners Association, Inc., recorded in Book 195 at page 310 in the Office of the Clerk of Court of Colleton County, South Carolina, as amended and supplemented from time to time (the “Declaration”).

The Bylaws of the Association authorize the Board of Directors to adopt and publish rules and regulations, and the Board has adopted these Rules and Regulations pursuant to that authority. These Rules and Regulations are in addition to all requirements set forth in the other governing documents mentioned above and also in addition to all requirements of the Town of Edisto Beach, Colleton County, the State of South Carolina, and all other governmental requirements.

The following are declared to be violations of these Rules and Regulations by any Owner and any condominium association, and shall be enforceable by the Association against the violating Owner and condominium association by any of the remedies set out in paragraph 11 below. All Owners are encouraged and authorized to report such violations to the Board or the Association manager.

1. Architectural Review Board (“ARB”) Violations. Any failure to comply with the Manual of Policy Guidelines of the ARB, or with any approvals granted by the ARB, or with any other requirements imposed by the ARB.

2. Maintenance of Grounds. Failure to maintain unimproved lots not in their natural state, and failure to maintain yards on improved lots, in an eye-pleasing condition including without limitation:

- a. Failure to remove palm fronds, limbs, litter and all other debris
- b. Failure to mow grass as needed.
- c. Failure to control weeds.
- d. Failure to replace and refresh pine straw, mulch, and other ground cover.

3. Buildings. Failure to maintain improvements in a neat, clean, and aesthetically pleasing condition, including without limitation:

- a. Failure to regularly paint and pressure wash, so that building exteriors are not faded and are free of peeling paint, mold, and mildew.
- b. Failure to repair torn or missing screens.
- c. Failure to repair visible damage to building exteriors, such as broken windows, damaged siding, and missing shingles or shakes.
- d. Failure to place garbage receptacles in such a location that they are not visible from the street (except on pick up days).
- e. Stringing clotheslines in such a location that they are visible from the street.
- f. Hanging clothing, towels, or swimsuits from decks or porches.

4. Traffic. Any violations of speed limits and traffic signs.

5. Vehicles, Boats, and Parking. Failure to comply with any of the following rules regarding vehicles, boats and parking.

- a. Each Owner, and each Owner's tenants, guests, contractors, and invitees, shall park their vehicles (including without limitation golf carts, trailers, campers, RV's and trucks), boats, and boat trailers, only upon such Owner's property, and not upon any other Owner's property (unless expressly approved by such other Owner) and not upon the Common Properties (including without limitation the rights-of-way of the roads and streets within the Properties). Notwithstanding the foregoing, parking of vehicles (but not boats or boat trailers) along the edge of the road right-of-way is allowed provided that travel along the road, mail and package delivery, access by other Owners to their driveways, and garbage pickup, are not unreasonably interfered with; however, no such parking along road rights-of-way shall be allowed overnight.
- b. Motorcycles, mopeds, motorbikes, ATV's (all-terrain vehicles) and similar motorized vehicles are not permitted within Ocean Ridge, unless the Board has issued a special permit.
- c. Wrecked, junked, or vehicles being repaired are not permitted.

d. All vehicles (including golf carts) are subject to furnishing proof of registration and insurance. If one or neither can be provided, the vehicle will be removed from Ocean Ridge at the Owner's expense.

6. Firearms and Fireworks. Discharge of firearms, or discharge or ignition of fireworks.

7. Disturbing the Peace. The making or permitting of any disturbing noises at any time by any Owner, tenant, guest, invitee, or occupant within Ocean Ridge in violation of the noise ordinance of the Town of Edisto Beach, or that will otherwise unreasonably interfere with the rights, comfort, or convenience of Owners or guests.

8. Pets and Wild or Stray Animals. Pets will not be permitted to interfere with the rights, comfort or convenience of other Owners and guests. Dogs are required to be on a leash at all times, except that Owners may have pets unleashed within their property boundaries if effectively contained within invisible fencing or if the pet is effectively under the control of a person present with the pet. Dog owners shall immediately remove waste left by their dogs and deposit that waste in their own garbage container. Any attempt to domesticate wild or stray animals by any method, and any feeding of wild or stray animals, specifically including deer and alligators, is a violation of these Rules and Regulations. This paragraph shall not be deemed to prohibit feeding of songbirds or hummingbirds using bird feeders.

9. Use of Residence as a Place of Business. Use of any residential structure as a place of business is prohibited. A residential structure shall be deemed to being used as a business if any of the following are present:

- a. Employees reporting to the residence on a regular basis.
- b. Excessive deliveries.
- c. Accumulation of materials or supplies visible to others.
- d. Excessive number of vehicles visiting the residence.
- e. Any type of external advertising.
- f. Other factors indicating the operation of a business at the residence.

10. Lagoons. No grass clippings or other material may be placed in any lake, lagoon, or other body of water within Ocean Ridge. Any Owner who violates, or whose contractor, landscaper, guest, invitee, or tenant violates, this rule will be subject to exercise by the Association of any one or more of the remedies set out in paragraph 11 below, and shall further be liable for all damage caused by such violation. Any contractor, landscaper, guest, invitee, or tenant of an Owner may also be fined up to \$100.00 for each such occurrence, shall be liable for all damage caused by such violation, and in addition may be denied access to Ocean Ridge and its Common Properties for such time as the Board may determine.

11. Association's Remedies for Violations. In the event of a violation of these Rules and Regulations, the Association shall have the right and authority (but not the obligation) to exercise any one or more of the remedies set forth in these Rules and Regulations, or in the Declaration, or in the Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to All Property in the Oristo Subdivision recorded in Book 195 at page 347 in the Office of the Clerk of Court of Colleton County, South Carolina, as amended and supplemented from time to time, or provided for or allowed by any law, ordinance, statute or regulation of any government, governmental body, or governmental agency, such remedies including without limitation the following:

- a. Commence a civil action for any one or more of the following: (i) the specific enforcement of these Rules and Regulations; (ii) the injunction of any act in violation of these Rules and Regulations; (iii) recovery of damages suffered and costs incurred (including without limitation legal fees and court costs) by the Association arising out of or related to a violation of these Rules and Regulations.
- b. Levy a fine against the Owner responsible for such violation. The Owner of any portion of the Properties within Ocean Ridge shall be deemed responsible for any violation occurring on or with respect to such portion of the Properties. Such fine shall be in an amount determined by the Association to be reasonably necessary to deter further violations, not to exceed \$500 for each such violation. The Association may deem each day that a violation continues to exist to be a separate violation, in which event the aggregate total fine may not exceed \$10,000.
- c. Take such actions as are necessary to eliminate such violation, in which event the costs of such actions shall be reimbursed by the Owner to the Association.
- d. Terminate any right or privilege of such Owner derived from such Owner's ownership of property within Ocean Ridge for such time as the violation continues, including without limitation the right of access through the Summerwind or Jenkins security gates by use of an RFID sticker. However, the right to access such Owner's property through the main (Docksite Road) entrance, and over the roads within Ocean Ridge, and the voting rights of such Owner, may not be terminated.

All amounts owing by an Owner to the Association arising out of the Association's exercise of such remedies shall be a lien upon that Owner's property in Ocean Ridge in the manner provided for in Section 10 of Article V of the Declaration.